

**ORDINANCE NO. 020627-Z-1**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED WITHIN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AT 1115 EAST 12<sup>TH</sup> STREET, GENERALLY KNOWN AS THE CONNELLY-YERWOOD HOUSE, FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-HISTORIC-CONDITIONAL OVERLAY NEIGHBORHOOD PLAN (CS-MU-H-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial service-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial service-mixed use-historic-conditional overlay-neighborhood plan (CS-MU-H-CO-NP) combining district on the property described in File C14H-01-0017, as follows:

A 0.202 acre tract of land, (8,818 square feet) more or less, out of Lots 33 and 34 of the George L. Robertson's Subdivision, Outlot 55, Division B, in the City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 1115 East 12<sup>th</sup> Street, generally known as the Connelly-Yerwood House, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Development of the Property shall comply with the regulations set forth in Ordinance No. 011213-42 (Central East Austin neighborhood plan combining district).

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on July 8, 2002.

**PASSED AND APPROVED**

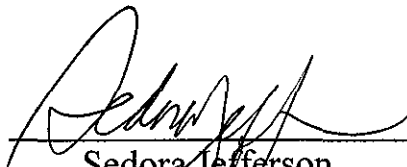
June 27, 2002

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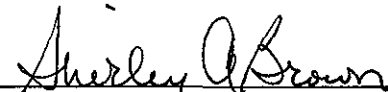


Gustavo L. Garcia  
Mayor

**APPROVED:**

  
Sedora Jefferson  
City Attorney

**ATTEST:**

  
Shirley A. Brown  
City Clerk

FIELD NOTE 444  
UDG # 01-169

ANDERSON HILL REDEVELOPMENT  
1115 EAST 12<sup>TH</sup> STREET  
CITY OF AUSTIN

### DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 8,818 SQUARE FEET (0.202 OF AN ACRE) BEING A PORTION OF LOTS 33 AND 34 OF THE GEORGE L. ROBERTSON'S SUBDIVISION, OUTLOT 55, DIVISION B, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME Z, PAGE 599 OF THE PLAT RECORDS OF THE SAID COUNTY, SAID 8,818 SQUARE FOOT TRACT BEING FURTHER DESCRIBED AS BEING A PORTION OF TRACTS NO. 9 AND 10 OF A DEED AS RECORDED IN DOCUMENT NO. 2000089311 OF THE DEED RECORDS OF THE SAID COUNTY, SAID 8,818 SQUARE FOOT TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the northeast corner of the said Lot 34, same being the northeast corner of the said Tract No. 10, said POINT OF BEGINNING being further described as being at the southwest intersection point of East 12<sup>th</sup> Street (60' R.O.W.) and Waller Street (40' R.O.W.);

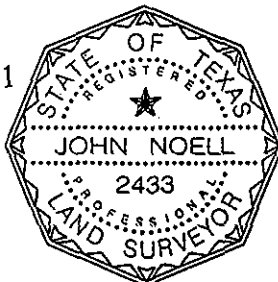
THENCE, with the east line of the said Lot 34, same being the west right-of-way line of the said Waller Street, S11°58'27"E, 84.03 feet to a point;

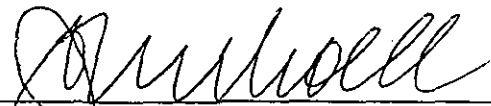
THENCE, through the interiors of the said Lots 34 and 33, S78°16'55"W, 105.17 feet to a point;

THENCE, continuing through the interior of the said Lot 33, N11°48'05"W, 83.88 feet to a point in the north line of the said Lot 33, same being the south right-of-way line of the said East 12<sup>th</sup> Street;

THENCE, with the north lines of the said Lots 33 and 34, N78°11'55"E, 104.91 feet to the POINT OF BEGINNING and containing 8,818 square feet of land.

Surveyed by  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



  
John Noell, R.P.L.S. #2433  
Date: June 21, 2002

Sketch or map attached.

Bearing Basis/Coordinate System  
Ellipsoid: World Geodetic System 1984

Zone: Texas Central NAD 83  
Geoid Model: Geoid 99

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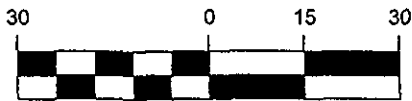
EXHIBIT A

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# EXHIBIT "A"

TO ACCOMPANY F.N. #444

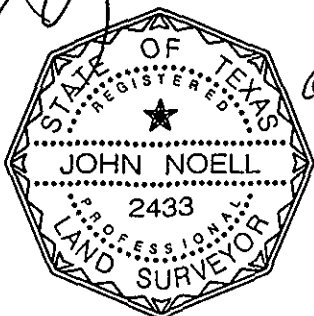
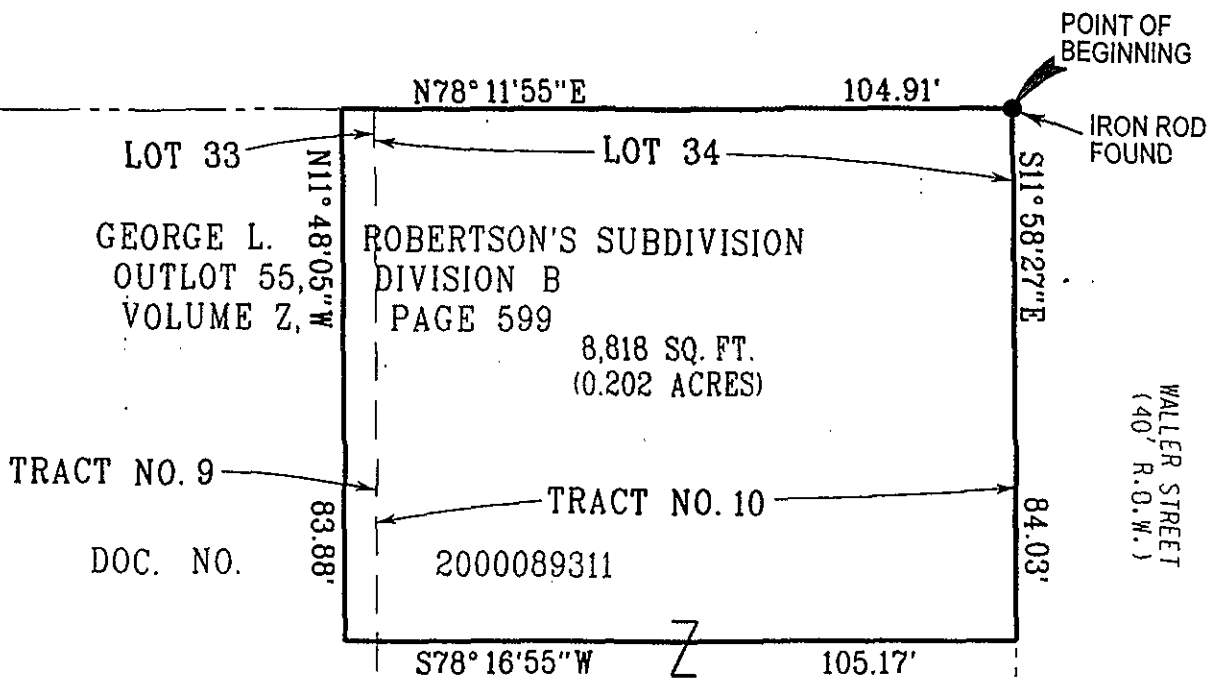
## GRAPHIC SCALE



(IN FEET)

SCALE: 1"=30'

EAST 12TH STREET  
(60' R.O.W.)



6-21-02



Urban Design Group

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